

An exceptional coastal dwelling set within 1.25 acres of mature well established gardens enjoying a coastal and country aspect. Views towards Cardigan Bay. Near New Quay - West Wales.



Ty Tregaron Maenygroes, New Quay, Ceredigion. SA45 9RJ.

£690,000

Ref A/5443/RD

****An exceptional coastal des res! **Set within 1.25 acres of mature gardens**Recently refurbished providing a modern sleek stylish 4 bed (4 bath) accommodation**Immaculately presented unique and useful large triple garage with future potential conversion into annexe or overflow accommodation (stc)**uPVC double glazing and central heating throughout**Useful separate general purpose outbuilding also with potential for conversion (stc)**Peaceful and tranquil setting enjoying a wonderful outlook over the Cardigan Bay coastline and unspoilt countryside to rear**A TRULY LOVED PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED** South facing rear garden with feature patio**Private setting with no overlooking**A rare opportunity to acquire a substantial modern dwelling within commodious grounds so close to New Quay and Cwmtdu****

Only some 2 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Set back off a quiet district road, lies only some 9 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



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GENERAL

ONE OF THE FINEST COASTAL RESIDENCES TO COME ON THE MARKET IN RECENT TIMES

Once in a while you will come across a property which blows you away! Ty Tregaron is indeed an outstanding coastal residence, all built of traditional construction with impressive later additions incorporating feature large apex windows to take full advantage of the outstanding views and warm south facing aspect allowing excellent natural light into the property.

The vendors attention to detail is obvious throughout and this property can only be described as being outstanding in every respect with good quality workmanship and being extremely well maintained.

The house sits centrally within immaculately presented and maintained garden and grounds with a range of mature planting, shrubs and raised flower beds throughout

On the approach to the main house, along the private tarmacadamed driveway is a feature large triple garage with electric up and over doors, built of traditional cavity construction with loft over, easily having potential to be adapted for a studio apartment/annexe/work room or indeed a separate form of holiday accommodation (subject to consents).

Within the grounds here is also a separate large general/agricultural outbuilding suiting a variety of purposes and indeed also having the potential for conversion (subject to the necessary consents).

The main garden area and all of the property enjoys a wonderful southerly aspect with all day sunshine. To the front of the main house enjoys an aspect over the Cardigan Bay coastline between New Quay and Cwmttydu.

The property provides more particularly as follows -

GROUND FLOOR

Reception Hallway

21' 7" x 9' 2" (6.58m x 2.79m) (max.) Accessed custom made oak framed entrance door with side glass panel, side window, understairs storage cupboard, telephone point, tiled flooring,.



Front Sitting Room

18' x 15' 10" (5.49m x 4.83m) a light and airy room with a fireplace housing an LPG Gas Realflame fire with a Sandstone type surround, radiator, multiple sockets, TV point, large window to front with views over the garden forecourt and to the sea.





Spacious and impressive Lounge and Living Space.

30' 9" x 25' 3" (9.37m x 7.70m) maximum, with feature gable large Apex window overlooking the garden and allowing natural excellent natural light with a south facing aspect and with a South facing aspect and venetian blinds. Part vaulted ceiling with exposed beams, a notable feature at this point, under floor heating, tiled flooring, TV point, multiple sockets.



Dining Room

Accessed via double glass doors from the lounge area and also accessible from the kitchen with tiled flooring and again under floor heating with feature large apex window and overlooking the rear garden and fields beyond. Walk in larder unit. French doors to garden and patio area enjoying all day sunshine with hot tub, vaulted ceiling with feature timber beams.



Kitchen

18' 8" x 9' 10" (5.69m x 3.00m) with tiled floor, a range of Oak fronted base and wall cupboard units with slide out larder cupboards and formica working surfaces, stainless steel 1½ double bowl single drainer sink unit with mixer taps, LPG gas Range Master cooking range with hobs, ovens and electric

warming plate and a Range Master cooker hood over, Bosch dish washer, Bosch refrigerator, appliance space with plumbing for a dishwasher, tiled floor. Also accessible from the hallway and dining area.



Utility Room.

has a stainless steel single drainer sink unit (h&c), fitted cupboards and wall cupboards with drop down DVD and TV, Bosch washing machine, Indesit condenser tumble dryer and LEC freezer, fitted cupboards and tiled floor.



Rear Porch.

Separate W.C

with low level flush toilet and wash hand basin, tiled floor and fully tiled walls.

Cloak Room

with tiled floor. Rear exterior door.

FIRST FLOOR

Central Landing

Approached via a staircase from the Reception Hall provides built in airing cupboard with central heating radiator, hatch to Loft.

Master Bedroom

13' 11" x 12' 10" (4.24m x 3.91m) a double bedroom with window to front enjoying a wonderful aspect towards the Cardigan Bay coastline, multiple sockets, radiator, built in wardrobes.



En Suite Shower Room

Fully tiled and with tiled floor, provides a large 1600mm wide shower unit with side glass panel, vanity unit with cupboards under, low level flush toilet, wall mounted heated mirror with fitted shaver socket, low level flush toilet, heated towel rail.



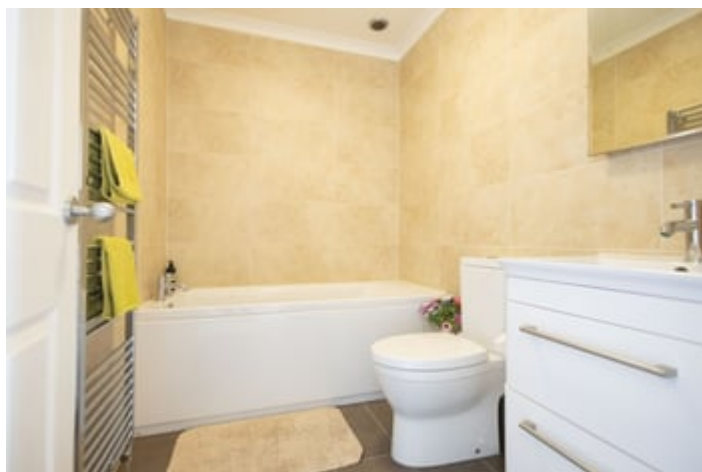
Bedroom 2

14' 8" x 12' 8" (4.47m x 3.86m) a double bedroom with range of built in wardrobes, multiple sockets, radiator, window to front, enjoying a wonderful coastal aspect over Cardigan Bay.



En Suite Bathroom.

with tiled floor, fully tiled walls, fitted White suite providing a panelled bath, single wash hand basin and vanity unit, low level flush toilet, heated towel rail, heated mirror with fitted shaver socket



Family Bathroom

Fully tiled with a quality White suite providing walk in shower with side glass panel, single wash hand basin, heated mirror with fitted shaver socket, fully tiled walls and flooring,



Rear Bedroom 3

16' 11" x 9' 10" (5.16m x 3.00m) a double bedroom, window to rear overlooking adjoining fields, multiple sockets, radiator.



En Suite Shower Room

with fully tiled walls, large shower cubicle with electric shower, vanity unit, low level flush toilet, heated towel rail, wall mounted heated mirror with fitted shaver socket



Rear Bedroom 4

13' 11" x 9' 9" (4.24m x 2.97m) A double bedroom with window to rear overlooking the adjoining fields, radiator, multiple sockets.



NOTE

All the Bedrooms have a lovely aspect. To the front over open fields to the sea in the distance and at the rear the windows overlook the garden and fields.

EXTERNALLY

To the Front

The property is approached off a district road via its own gated tarmacadamed entrance drive which leads either to the forecourt or the side courtyard which leads on then to the garage building.



The Grounds

The property is surrounded by lovely mature gardens and grounds and an abundance of mature shrubs, flower borders and ornamental trees.





Large Triple Garage

34' 1" x 19' 2" (10.39m x 5.84m) of cavity wall construction, has 3 electric up and over doors, multiple sockets, side pedestrian door, concrete base.



Loft Room Overall.

34' 1" x 11' 2" (10.39m x 3.40m) divided into two rooms, accessed via a loft ladder from the garage. This building, in our opinion would be an ideal conversion prospect in the future to some form of living/holiday accommodation (stc).



Plant Room

Houses the Worcester oil fired central heating boiler. Water

holding tank with uv screened filtered system. Solar panel control system.

EXTERNALLY

The Outbuildings

Slightly away from the house and grounds is an useful General Purpose Outbuilding 30' x 25' approx. of steel framed construction and incorporates 2 internal Store Rooms, currently utilised for storage of gardening equipment, mower etc..

PLEASE NOTE : The Pubic Footpath abuts the boundary of the property.



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages.

Services

Mains electricity from oil fired central heating. Also solar panel system for domestic and central heating hot water.

Private water supply. Private drainage. Full oil fired central heating. Upvc double glazing. Telephone subject to transfer regulations. Broadband connection.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Gated. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (72)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

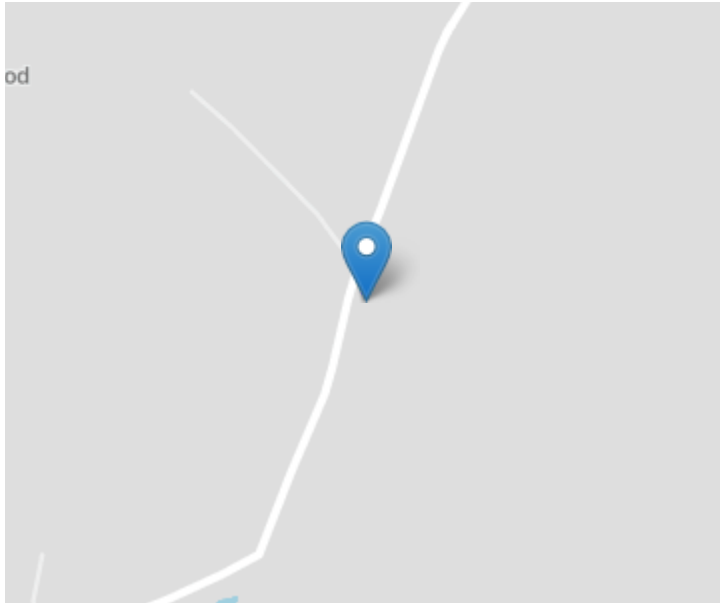
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Travelling on the main A487 coast road west from Aberaeron towards Cardigan, at the village of Synod Inn turn right onto the A486 New Quay road. Follow this road, driving through the village of Cross Inn to the next village of Maenygroes. At Maenygroes crossroads turn left towards Nanternis, after ¼ a mile or so you will pass a former farm homestead on the left hand side known as Rhydyferwig and you will then drive down into a small valley and as you climb up the other side you will pass a house on the left hand side then a detached bungalow. This property is the next entrance on the left hand side opposite the entrance to Pottre Farm.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or
to arrange a viewing on this
property please contact :

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